

**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
8750 MCKINNEY ROAD
FRISCO, TEXAS 75034
TUESDAY, September 26, 2000 - 6:30 P.M.**

MINUTES

1. Call to Order/Roll Call

Chairman Buddy Minett called the meeting to order at 6:33pm.

Those present: Chairman Buddy Minett, Commissioners Scott Seifert, Jon Ferguson, Steve Hulsey and Richard Caplan, Jerry Sanders and John Hamilton.

Staff present: John Lettelleir, Director of Planning, Doug Mousel, Planner, Frank Jaromin, City Engineer, Rebecca Brewer, City Attorney and Sanet Garrett, Planning Secretary.

Those absent: None

John Lettelleir, Director of Planning asked for item 24.1 to be addressed at this point of the Agenda. Following discussion regarding the Planning and Zoning Commission meeting of October 31, 2000 it was unanimously decided that the rescheduled date would be Wednesday, November 1, 2000.

2. Consider and act upon approval of Minutes of the August 29, 2000 and September 12, 2000 Planning and Zoning Meeting.

Following review and discussion, Commissioner Caplan moved to approve the Minutes of August 29, 2000 and September 12, 2000 Planning and Zoning Meetings with a correction to item 4 of August 29, 2000, from October 31, 2000 to 60 days.

Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

CONSENT AGENDA

Consent Agenda item 3G and 3H were pulled for separate discussion.

Commissioner Hulsey moved to approve Consent Agenda items 3A to 3F and 3I subject to staff comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

Following a discussion with Rebecca Brewer, City Attorney, regarding the Ethics Code, Commissioner Caplan stepped down from the table due to a conflict of interest on item 3G.

3A. Request to Call a Public Hearing

JL Applicant(s): City of Frisco

Request to call a public hearing to consider amending the Zoning Ordinance to create a section regarding Traffic Impact Analysis.

REMARKS:

City Council hired Parson's Transportation Group to prepare a Traffic Impact Analysis (TIA) Ordinance. This ordinance will establish requirements and procedures pertaining to a Traffic Impact Analysis (TIA) for development and zoning cases to provide, but not limited to, thresholds for requiring a TIA, criteria when mitigation is necessary and types of mitigation when development/zoning exceeds the minimum established threshold.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission call a public hearing to amend the Zoning Ordinance to create a section regarding Traffic Impact Analysis.

3B. Request to Call a Public Hearing

JW Applicant(s): City of Frisco

Request to call a public hearing to consider amending the Zoning Ordinance as it relates to the appeal process for zoning cases.

REMARKS:

The purpose of this proposed amendment is to establish definitive time frames and criteria for the appeal of zoning cases to City Council.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission call a public hearing to consider amending the Zoning Ordinance as it relates to the appeal of zoning cases.

3C. Preliminary Plat: Southbrook Crossing

DM Applicant(s): Frisco West, Ltd. and Spring Haven Investments

95 Single-Family-4 lots on 31.7± acres on the west side of Teel Parkway, 1,250± feet south of High Shoals Drive. Zoned Retail and Information & Technology. Requested zoning is Single-Family-4. Neighborhood #22.

REMARKS:

The preliminary plat shows 95 lots developed to Single-Family-4 standards. Lots backing to Teel Parkway will be screened by a six-foot masonry wall with three-inch caliper trees planted an average of 30 feet on center in 20 feet of additional right-of-way dedicated for screening and landscaping purposes.

The City Council approved the rezoning of this property from Retail and Information & Technology to Single-Family-4 at their September 19, 2000, meeting. Approval of the preliminary plat is subject to publication of the ordinance captions for Zoning Case Z2000-47.

Access

Portions of Teel Parkway are being constructed in conjunction with several residential subdivisions in the proximity of Southbrook Crossing. Teel Parkway is being extended south from Main Street (F.M. 720) to High Shoals Drive with the development of Heritage Village. With the development of Saddle Brook Village - Phase 1 and Quail Meadow Village - Phase 1, Teel Parkway north from future Lebanon Road to a location south of future Stonebrook Parkway. The applicant is proposing to extend the west two lanes of Teel Parkway to connect these portions of Teel Parkway. The west two lanes of Teel Parkway will then extend south from Main Street (F.M. 720) to Lebanon Road. In conjunction with the Lone Star Ranch development, Lebanon Road is being constructed from its terminus west of the Burlington Northern-Santa Fe

Railroad to F.M. 423. The construction of these major thoroughfares will provide the required two points of access necessary for the development of Southbrook Crossing.

Alley Waiver

Alleys are not provided to serve the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. The absence of alleys does not interrupt solid waste collection patterns or create any circulation problems. Should lots be designed without lot to lot drainage, staff will support a waiver to the requirement for alleys. This determination will be made by the City Engineer following review of the engineering plans submitted with the final plat.

RECOMMENDATION:

Staff recommends approval subject to:

1. Final acceptance of Lebanon Road improvements from west of the Burlington Northern-Santa Fe Railroad to F.M. 423, and final acceptance of Teel Parkway improvements in conjunction with Heritage Village, Saddle Brook Village - Phase 1, and Quail Meadow Village - Phase 1 to provide two points of access.
2. City Engineer approval of a waiver to the requirement for alleys.

3D. Revised Site Plan: Stonebriar Office Park - Phase 3, Block A, Lot 1

DM Applicant(s): Hall Financial Group, Ltd.

An office building with a drive-thru bank on one lot on 7.9± acres on the southeast corner of Gaylord Parkway and Network Boulevard. Zoned Planned Development-59. Neighborhood #34.

REMARKS:

The revised site plan shows an existing four-story office building with a proposed drive-thru for a bank. Landscape islands are provided adjacent to the drive-thru lanes. Access is provided from Network Boulevard and Gaylord Parkway.

Planned Development-59 requires seven (7) percent of the net lot area to be landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features, and other similar uses not specifically used for vehicular access and parking. Open space is provided in accordance with these requirements. Parking and landscaping are adequate.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

3E. Site Plan, Final Plat,

DM & Revised Conveyance Plat: SWC Ohio/Lebanon Addition, Block A, Lots 1-5 Applicant(s): Ohio Drive Limited and Landsend Holdings Corp.

A day care, two auto repair facilities, and a bank on five lots on 22.6± acres on the southwest corner of Ohio Drive and Lebanon Road. Zoned Commercial-1 with a Specific Use Permit for a Day Care. Neighborhood #29.

REMARKS:

The site plan shows a two-story day care building consisting of 19,754 square feet on Lot 4. (Firestone was approved on Lot 1, Christian Brothers Automotive was approved on Lot 2, First National Bank was approved on Lot 3, and Lot 5 is a conveyance lot for future uses.) The site plan conforms to the approved preliminary site plan. Two separate points of access are provided to Lot 4 through driveways and access easements extending from Ohio Drive. Adequate outdoor play space, parking, and landscaping are provided.

The site will be developed in accordance with Preston Road Overlay standards. The applicant will use natural stone and brick totaling a minimum of 20% of the building elevations to match and blend with the recently approved Firestone, Christian Brothers Automotive, and First National Bank, and future development on the SWC Ohio/Lebanon Addition.

The architect has also incorporated a projected entry, a peaked roof, arches, and articulated cornices into the building. Meandering sidewalks will be constructed along Ohio Drive.

The final plat dedicates easements necessary for development of the day care on Lot 4.

The revised conveyance plat creates Lot 5 and dedicates utility, fire lane, and access easements necessary for development of the day care on Lot 4.

RECOMMENDATION:

Recommended for approval subject to

Site Plan

Staff approval of the landscape plan.

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Conveyance Plat

As submitted.

3F. Preliminary Site Plan: Hall Office Park - Phase B2

DM Applicant(s): Hall/Phoenix Inwood Ltd. and Hall Financial Group, Ltd.

A seven-story office building on one lot on 8.4± acres on the east side of Network Boulevard, 550± feet south of Gaylord Parkway. Zoned Planned Development-59. Neighborhood #34.

REMARKS:

The preliminary site plan shows a seven-story office building consisting of 165,000 square feet and a two-story parking garage. With the extension of Internet Boulevard to Warren Parkway, two points of access will be provided from Network Boulevard. Parking and landscaping are adequate.

The preliminary site plan shows a proposed reconfiguration of the property line between this property and Stonebriar Center - Phase 3, Block A, Lot 1. The property line is being shifted to provide the minimum side yard for Hall Office Park - Phase B2. A replat of Stonebriar Center - Phase 3, Block A, Lot 1 will be submitted with the final plat and site plan for Hall Office Park - Phase B2 to modify the location of the property line.

Planned Development-59 requires seven (7) percent of the net lot area to be landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features, and other similar uses not specifically used for vehicular access and parking. Open space is provided in accordance with these requirements.

RECOMMENDATION:

Recommended for approval subject to:

1. Replat of Stonebriar Center - Phase 3, Block A, Lot 1 to shift the property line to provide the minimum side yard for Hall Office park - Phase B2.
2. City acceptance of Internet Boulevard and Network Boulevard to provide two points of access.

3G. Final Plat: The Trails Phase 4

SN Applicant(s): Hunter Tract Associates, L.P.

90 Single-Family-5 lots on 25.3± acres on the south side of Trails Parkway, 500± feet west of Teel Parkway. Zoned Planned Development-75. Neighborhood #44.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 5-0.

REMARKS:

The final plat shows 90 lots to be developed at Planned Development-75 Single-Family-5 standards. Access is provided from The Trails Parkway and other phases of the Trails development.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots. Forty-four (44) lots are not served by alleys. If the Planning & Zoning Commission and City Council determine that utility and access has been adequately provided and no lot to lot drainage, the requirement for alleys may be waived. As required by the Subdivision Ordinance, the width of streets interior to the subdivision have been increased from 27 feet to 31 feet due to the absence of alleys. Adequate access is provided with the increased street width. The proposed lot design will provide efficient solid waste collection. Should lots be designed without lot to lot drainage, staff supports a waiver to the requirement for alleys.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Subject to the City Engineer's approval of the drainage to ensure no lot to lot drainage.
3. Staff approval of landscape and screening plans.

3H. Final Plat: The Trails Phase 5A**SN Applicant(s): Hunter Tract Associates, L.P.**

91 Single-Family-5 lots on 25.6± acres on the south side of Trails Parkway, 1,300± feet west of Teel Parkway. Zoned Planned Development-75. Neighborhood #44.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Following review and discussion, Commissioner Sanders moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 5-0.

REMARKS:

The final plat shows 90 lots to be developed at Planned Development-75 Single-Family-5 standards. Access is provided from The Trails Parkway and other phases of the Trails development.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots. Thirty-two (32) lots are not served by alleys. If the Planning & Zoning Commission and City Council determine that utility and access has been adequately provided and no lot to lot drainage, the requirement for alleys may be waived. As required by the Subdivision Ordinance, the width of streets interior to the subdivision have been increased from 27 feet to 31 feet due to the absence of alleys. Adequate access is provided with the increased street width. The proposed lot design will provide efficient solid waste collection. Should lots be designed without lot to lot drainage, staff supports a waiver to the requirement for alleys.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Subject to the City Engineer's approval of the drainage to ensure no lot to lot drainage.
3. Staff approval of landscape and screening plans.

3I. Preliminary Plat: Hillcrest Park**SN Applicant(s): Tiger Lily Properties Associates. L. P.**

1063 Single-Family lots on 435.5± acres on the north west corner of future Eldorado Parkway and future Hillcrest Road . Zoned Planned Development-2. Neighborhood #8.

REMARKS:

The preliminary plat shows 1,063 Single-Family lots to be developed at Planned Development-2 standards. The future extensions of Eldorado Parkway, Hillcrest Road, and Panther Creek Parkway provide access to the property.

Out Parcel

The preliminary plat shows two out parcels, one at the southeast corner of Panther Creek Parkway and Hillcrest Road (16.0± acres) and the other on the northeast corner of Eldorado Parkway and Hillcrest Road (5.2 acres). The planned development district allows retail at these locations. The applicant's intends to develop these properties as single-family if the zoning is approved for retail on the north side of Panther Creek Parkway at Hillcrest Road. The timing of the applicant's corresponding zoning request on the adjacent property is unknown.

The preliminary plat shows a lot layout that would allow these two retail parcels to be incorporated into the residential neighborhood without a reconfiguring the plat. Street access is also provided between the single family and retail tracts as recommended by the Comprehensive Plan, should these tracts develop as retail.

Alley Waiver

The preliminary plat shows most of the 1,063 lots without alley access. The Subdivision Ordinance requires alleys for all single-family lots. The Subdivision Ordinance allows the City Council to waive the requirement for alleys. Staff worked with the applicant and property owners in the area to provide a hike and bike trail connections throughout the proposed development. Hike and bike trail linkages are being provided with lots backing and no alley. Lots are also shown backing to the tributary along the southern boundary of the property. The street pavement width has been widened as required by the Subdivision Ordinance for a front entry product. The deletion of the alley does not have a detrimental affect on sanitation service. However, the Engineering Department will make a final determination at the time the final plat is submitted for review to insure no lot to lot drainage. Staff supports the waiver request subject to City Engineer approval.

Flood Study

The preliminary plat shows lots in the existing 100-year flood plain along the tributary at near the center of the preliminary plat on the property. The applicant will be submitting a flood plain reclamation study requesting to reclaim the area where lots are shown in the existing flood plain. This study is required to be submitted with the engineering plans. The approval of that preliminary plat is contingent on the Engineering Department approval of this flood plain reclamation study.

Parkland

The preliminary plat shows a regional park, and three neighborhood parks. The parks are a result of a proposed land exchange between the City and the applicant. The Community Development Corporation (CDC) purchased 108 acres for a future regional park several years ago. Thirty-three acres of the 108 acres is proposed for a school site, neighborhood parks and open space in this development. Staff has been working with the applicant for the past year to reduce the density and provide a residential development with more open space. Staff has consulted with the CDC and the Parks and Recreation Board regarding this development. The remaining acreage is sufficient to provide for a regional park. Both Boards support this preliminary plat. The Comprehensive Plan recommends incorporating open space into residential developments. This plat complies with the Comprehensive Plan.

Zoning Case

The 108 acres that has been planned for a regional park is zoned Neighborhood Service Townhouse, and Single-Family-2. The southern 33 acres is proposed for incorporation into the residential development. The City has initiated a zoning change to amend the zoning to conform to the lot sizes on the preliminary plat. The approval of the preliminary plat is contingent on City Council approval of Zoning Case Z2000-54. This zoning case is scheduled for the Planning & Zoning Commission on October 10, 2000.

RECOMMENDATION:

Recommended for approval subject to:

1. City Engineer approval of no lot to lot drainage to waive the alleys.
2. Staff approval of street names.
3. Five-foot utility easements on the front of all lots fronting on a 31-foot street.
4. Submission and approval of flood plain reclamation study.
5. City Council approval of Zoning Case Z2000-54.
6. City Council approval of the proposed land exchange.

Commissioner Caplan returned to the table.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Public Hearing: Zoning Case Z2000-29

SN Applicant(s): EDS

Request to rezone 70.0± acres on the southwest corner of Custer Road and Eldorado Parkway **from** Planned Development-5-Single-Family-5, Multi-Family, and Commercial **to** Planned Development-Single-Family and Commercial-1. Neighborhood #6. Tabled 5/30/2000, 6/12/2000, 6/27/2000 and 8/8/2000.

Scott Norris, Senior Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Hulsey moved to table this item until the November 14, 2000 Planning and Zoning Commission meeting and continue the Public Hearing. The Commission stated that they will take action at that time. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The applicant is expanding the property to include a fifty acre tract adjacent to the south side of this property. The applicant has requested that this item be tabled to allow time to create an overall master plan that includes both tracts. Staff requests that this item be tabled until the November 14, 2000, Planning and Zoning Commission Meeting to allow time for the applicant to provide a development plan that included both tracts of land.

RECOMMENDATION:

Recommend that this item be table until the November 14, 2000 Planning and Zoning Commission Meeting.

5A. Public Hearing: Zoning Case Z2000-18

DM Applicant(s): 1200 F.M. 720 Assoc., Ltd.

A request to rezone 6.0± acres from Agricultural to Commercial-1 on the north side of F.M. 720, 1,550± feet east of F.M. 423. Neighborhood #44.

Doug Mousel, Planner reviewed staff comments on items 5A and 5B with the Commission. Commissioner Hulsey moved to open the meeting for a Public Hearing on items 5A and 5B. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Present to speak for the request: Mike Wadsworth and Mark DeMattia. There being no one else present to speak for or against the request, Commissioner Hamilton moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Following review and extensive discussion, Commissioner Caplan moved to deny the request. Commissioner Hulsey seconded the Motion. Motion carried. Vote 5-1.

Voting aye: Commissioners Hulsey, Caplan, Seifert, Sanders and Hamilton.

Voting nay: Commissioner Ferguson

HISTORY:

Zoning Case Z99-18 - A request to rezone 6.0± acres from Agricultural to Commercial-1 on the north side of F.M. 720, 1,550± feet east of F.M. 423. Denied 4-2. One Commissioner voting in opposition felt the site was suitable for Commercial-1 zoning while the other Commissioner did not provide a reason for the opposing vote.

REMARKS:

This is a request to rezone 6.0± acres from Agricultural to Commercial-1. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Agricultural	Single-Family Residential / Potential Open Space
East	Single-Family Homes (final plat approved 9/19/2000)	Single-Family-4 / Single-Family-5	Single-Family Residential
South	Main Street (F.M. 720) / Single-Family Homes / Undeveloped	Single-Family-5 / Retail	Retail and Single-Family Residential
West	Mobile Home	Agricultural	Single-Family Residential / Potential Open Space

Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates Single Family Residential for this property. The request does not comply with the Future Land Use Plan. Where non-residential zoning is requested in a location shown as residential on the Future Land Use Plan, the following criteria must be met:

- The area is physically appropriate for non-residential uses.
This property is located on the north side of Main Street between F.M. 423 and Teel Parkway in a mid-block location. With the exception of commercial corridors, such as Preston Road, retail and commercial development generally occurs at the intersection of major thoroughfares. Mid-block locations are undesirable, because of the adjacency to single-family uses. This location is not suitable for non-residential development.
- The area is an extension of other non-residential zoning and is not separated from other non-residential zoning by a major thoroughfare (or larger).
Although approximately 50 acres of Retail zoning is located south of this property, the Retail zoning is separated from the subject property by a future six-lane divided major thoroughfare, Main Street.
- The rezoning will not create a situation where commercial traffic will negatively impact established and proposed future neighborhoods, schools, and/or parks.
Surrounding properties are designated for Single-Family uses on the Future Land Use Plan. Immediately to the east of the subject property, a final plat has been approved for Meadowcreek - Phase 1, a residential subdivision. With the development of Meadowcreek - Phase 1, streets will be extended to this property anticipating its development as single-family homes. The traffic, noise, trash, and other activities associated with non-residential zoning will likely negatively impact future adjacent residential neighborhoods.
- The rezoning will not leave any residual tracts of residentially-zoned property or an area designated for residential use by the Comprehensive Plan.
The zoning would create an island of non-residential zoning in an area designated for residential uses by the Comprehensive Plan.
- The rezoning provides for an appropriate transition between non-residential and residential uses through separation by distance, screening, or land use.
Other than the screening and landscaping required between non-residential and residential uses, no transition would be provided between the subject property and the adjacent residential uses.

The zoning request does not meet the criteria necessary to zone a property shown as residential on the Future Land Use Plan as a non-residential district.

Thoroughfare Plan -- The Thoroughfare Plan shows Main Street (F.M. 720), a six-lane divided thoroughfare, bordering the request. Right-of-way for Main Street has been dedicated.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not appear to identify floodplains and wetlands, soils, or sensitive habitats which are unsuitable for development in the area of this property. The analyses does indicate unsuitable slopes in the vicinity of the property.

Access -- Two points of access to the property will be provided from Main Street.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property. Utilities are being constructed on the south side of Main Street with the development of Windsor Place and east of the property with the development of Meadowcreek - Phase 1.

Schools - The Frisco Independent School District has acquired property for the development of schools in the area. An elementary school is planned west of Twin Falls Drive south of the Waterford Falls subdivision and a middle school is planned south of the Westfalls Village subdivision within the Lone Star Ranch development. An elementary school is being constructed in The Trails.

Parks - The Parks Department is in the process of acquiring property adjacent to the above referenced elementary school site west of Twin Falls Drive south of the Waterford Falls subdivision. A park will also be developed in conjunction with the Trails elementary school. Additional property will be needed in the area for the development of a neighborhood park, but a park is not envisioned on this property.

SUMMARY:

This request does not comply with the Future Land Use Plan. In addition, the request does not meet the criteria used when requesting non-residential zoning for an area shown as residential on the Future Land Use Plan. Staff recommends denial of the request.

RECOMMENDATION:

Recommended for denial.

5B. Public Hearing: Specific Use Permit SUP2000-12

DM Applicant(s): 1200 F.M. 720 Assoc., Ltd.

A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44.

Following review and discussion, Commissioner Hamilton moved to deny this request in conjunction with item 5A. Commissioner Sanders seconded the Motion. Motion carried. Vote - 5-1.

Voting aye: Commissioners Hulsey, Caplan, Seifert Sanders and Hamilton.

Voting nay: Commissioner Ferguson

HISTORY:

Specific Use Permit SUP99-07 - A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Denied 5-1. The Commissioner voting in opposition did not provide a reason for the opposing vote.

REMARKS:

This is a request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres. The Zoning Ordinance allows this use by Specific Use Permit in the Commercial-1 district. The applicant has submitted a zoning request to rezone 6.0± acres from Agricultural to Commercial-1 (Z2000-18). The approval of this request for a Specific Use Permit is contingent on City Council approval of Zoning Case Z2000-18.

Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Agricultural	Single-Family Residential / Potential Open Space
East	Single-Family Homes (final plat approved 9/19/2000)	Single-Family-4 / Single-Family-5	Single-Family Residential
South	Main Street (F.M. 720) / Single-Family Homes / Undeveloped	Single-Family-5 / Retail	Retail and Single-Family Residential
West	Mobile Home	Agricultural	Single-Family Residential / Potential Open Space

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?
A single-family home and agricultural uses exist on the property. This property is designated as Single Family Residential on the Future Land Use Plan. Several single-family subdivisions are being developed in the proximity of this request. Meadowcreek – Phases 1 and 2 are being developed immediately to the east of this property. Windsor Place is being developed on the south side of Main Street (F.M. 720). The use is not compatible with the existing and proposed uses in the area.
2. Are the activities requested by the applicant normally associated with the requested use?
Self-storage/mini-warehouse facilities are typically located in non-residential areas. The Future Land Use Plan shows this property and surrounding properties as Single Family Residential.
3. Is the nature of the use reasonable?
A self-storage/mini-warehouse facility located adjacent to a single-family subdivision and in an area designated for a single family residential uses is not reasonable.
4. Has any impact on the surrounding area been mitigated?

Although the proposed use is not reasonable in a single-family neighborhood, a six-foot clay-fired brick wall and minimum three-inch caliper trees planted an average of 30 feet on-center have been proposed to screen the self-storage/mini-warehouse facility from future single-family homes.

SUMMARY:

The request does not meet all four criteria for approval of a Specific Use Permit. Staff recommends denial of the request.

RECOMMENDATION:

Recommended for denial in conjunction with Zoning Case Z2000-18.

6. Public Hearing: Zoning Case Z2000-39

JW Applicant(s): Greg Morse, Trustee

A request to rezone 19.5± acres from Agricultural to Information Technology on the south side of FM 720, 3,300± feet west of Dallas North Tollway. Neighborhood #41. Tabled 08/29/99

Commissioner Hulsey moved to remove this item from the table for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Jeff Witt, Planner reviewed staff comments with the Commission. There being no one present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hamilton moved to deny the request. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

This item must be removed from the table.

Staff recommends that this item be denied because the applicant has not returned corrected plans to staff.

RECOMMENDATION:

Recommended for denial.

Commissioner Seifert stepped down from the table due to a conflict of interest. The applicant is a client of the law firm that Commissioner Seifert is employed by.

7. Public Hearing: Specific Use Permit SUP2000-30

DM Applicant(s): Briar Preston Ridge Partners, L.P. and Café Crisp Restaurants Frisco, L.P.

A request for a Specific Use Permit for a Private Club on 0.1± acre located 330± feet north of Gaylord Parkway, 700± feet west of Preston Road. Zoned Planned Development-25. Neighborhood #35. Tabled 8/29/00 and 9/12/00.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to remove this item from the table for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Sanders seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - 5-0.

REMARKS:

This item must be removed from the table. This item was tabled at the September 12, 2000, Planning & Zoning Commission meeting to allow the applicant to coordinate the dedication of an off-site parking easement to provide the required parking for this restaurant and proposed private club. The applicant has submitted a replat for City review and approval to dedicate an off-site parking easement for this purpose.

This is a request for a Specific Use Permit for a Private Club to operate in conjunction with a restaurant. Café Crisp is requesting the ability to serve alcoholic beverages at their proposed 4,028 square foot restaurant. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
East	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
South	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
West	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial

The Zoning Ordinance requires that a Private Club not be located within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or public park. No churches, public or parochial schools, hospitals, extended care facilities, or public parks are located within three hundred (300) feet of the front door of the proposed private club and restaurant.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?
The surrounding properties are being developed for retail and restaurant uses. Restaurants are normally found in retail developments. The proposed use is harmonious and compatible with existing and proposed uses.
2. Are the activities requested by the applicant normally associated with the requested use?
Alcoholic beverages are typically served at full service restaurants.
3. Is the nature of the use reasonable?
Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.
4. Has any impact on the surrounding area been mitigated?
The number of parking spaces provided on The Centre at Preston Ridge, Phase 1, Block A, Lot 6 will not support the development of a restaurant or private club. Parking provided on this lot was based on retail uses at the rate of one parking space per 200 square feet of gross floor area. A restaurant requires one parking space per 100 square feet of gross floor area while a restaurant with a private club requires one parking space per 75 square feet of gross floor area. The adjacent lot, Lot 4, has a surplus amount of parking. The applicant has submitted a replat of The Centre at Preston Ridge, Phase 1, Block A, Lot 4 to dedicate an off-site parking easement to Lot 6 to provide the parking required for operation of the restaurant and private club. Upon approval of the replat, adequate parking will be provided. In accordance with the Preston Road Overlay District, natural stone will constitute 20% of the elevation of the building in which the restaurant and private club are located.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the replat of The Centre at Preston Ridge, Phase 1, Block A, Lot 4 to dedicate an off-site parking easement to provide the parking required for operation of the restaurant and private club.

Commissioner Seifert returned to the table.

8A. Public Hearing: Zoning Case SUP2000-32

SN Applicant(s): Posados Café Inc.

Request for a Special Use Permit (SUP) for a Private Club to serve alcoholic beverages in conjunction with the operation of a Posado's Cafe restaurant on one lot on 1.4± acres on the north side of S.H. 121, 800± feet west of Ohio Drive. Zoned Highway. Neighborhood #29. Tabled 8/29/2000.

Commissioner Caplan moved to remove item 8A from the table for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Scott Norris, Senior Planner reviewed staff comments on items 8A and 8B with the Commission. There being no one else present to speak for or against the request, Commissioner Caplan moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hamilton moved to approve the request subject to Staff Comments. Commissioner Caplan seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The applicant is requesting a SUP for a Private Club to serve alcoholic beverages in conjunction with the operation of a Posado's Cafe restaurant. Parking is adequate.

ADJACENT ZONING AND LAND USES

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant-proposed restaurant	Highway	Retail
East	Vacant-proposed Retail	Highway	Retail
South	City of Plano	NA	NA
West	Vacant-proposed Retail	Highway	Retail

Specific Use Permit Criteria

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses? The surrounding properties are being developed as retail and restaurant uses. It is not unusual to find this type of use in a retail shopping center. The proposed use is harmonious and compatible with existing and proposed uses. To ensure the building is compatible with the other development along Preston Road, a percentage of natural stone should be incorporated into the approval of the Specific Use Permit. Staff recommends that a stipulation of 25 percent natural stone be incorporated in the approval of the Specific Use Permit.
 2. Are the activities requested by the applicant normally associated with the requested use? Full service restaurants typically serve alcoholic beverages.
 3. Is the nature of the use reasonable. Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.
 4. Has any impact on the surrounding area been mitigated? Adequate parking and access are provided.
- The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval subject to:

1. A minimum of 25 percent natural stone being used on each façade of the building.

8B. Final Plat & Site Plan: Mixon Addition, Block A, Lot 13.

SN Applicant(s): Posados Café Inc.

A restaurant on one lot on 1.4± acres on the north side of S.H. 121 1,450± feet east of Preston Road. Zoned Highway. Requested zoning is Highway with a SUP for a Private Club (SUP2000-32). Neighborhood #29.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments and a stipulation that a minimum of 25 percent natural stone be used on each façade of the building. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The site plan shows a 7,049 square foot one-story restaurant building. Access is provided a collector street that on the north side of the property and S. H. 121 to the south. Cross access easements are being provided with the adjacent properties. This site plan is in conformance to the approved preliminary site plan. Parking and landscaping are adequate.

The applicant has made a request for a Private Club (SUP2000-32) to allow the restaurant to serve alcoholic beverages in conjunction with the operation of the restaurant. To ensure the building is compatible with the other development along Preston Road, a percentage of natural stone should be incorporated into the approval of the Specific Use Permit. Staff recommends that a stipulation of 25 percent natural stone be incorporated in the approval.

The final plat dedicates the necessary easements for the proposed restaurant.

RECOMMENDATIONS:

Recommend for approval subject to:

Final Plat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department

Site Plan:

1. Staff approval of landscape and screening plans.
2. City Council approval of SUP 2000-32.
3. A minimum of 25 percent natural stone being used on each façade of the building.

9A. Public Hearing: Zoning Case SUP2000-34**SN Applicant(s): SPC NEC 121, LTD & Outback Steakhouse**

Request for a Special Use Permit (SUP) for a Private Club to serve alcoholic beverages in conjunction with the operation of a Outback Steak House restaurant on one lot on 1.7± acres on the north side of S.H. 121, 1,150± feet east of Preston Road. Zoned Highway. Neighborhood #29.

Commissioner Seifert moved to open items 9A for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Scott Norris, Senior Planner reviewed staff comments on items 9A and 9B with the Commission. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Remarks:

The applicant is requesting a SUP for a Private Club to serve alcoholic beverages in conjunction with the operation of an Outback Steak House restaurant.

ADJACENT ZONING AND LAND USES

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail	Highway	Retail
East	Vacant-proposed Retail	Highway	Retail
South	Retail in the City of Plano	NA	NA
West	Stonebriar Mall	Planned Development-25	Retail

Specific Use Permit Criteria

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?
The surrounding properties are being developed as retail uses. It is not unusual to find this type of use in a retail shopping center. The proposed use is harmonious and compatible with existing and proposed uses. To ensure the building is compatible with the other development along Preston Road, a percentage of natural stone should be

incorporated into the approval of the Specific Use Permit. Staff recommends that a stipulation of 25 percent natural stone be incorporated in the approval of the Specific Use Permit.

2. Are the activities requested by the applicant normally associated with the requested use? Full service restaurants typically serve alcoholic beverages.
3. Is the nature of the use reasonable? Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.
4. Has any impact on the surrounding area been mitigated? Adequate parking and access are provided.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval subject to:

1. A minimum of 25 percent natural stone being used on each façade of the building.

9B. Final Plat & Site Plan: Mixon Addition , Block A, Lot 11.

Applicant(s): SPC NEC 121, LTD & Outback Steakhouse

A restaurant on one lot on 1.7± acres on the north side of S.H. 121 1,150± feet east of Preston Road. Zoned Highway. Requested zoning is Highway with a SUP for a Private Club. Neighborhood #29.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments with the stipulation that a minimum of 25 percent natural stone be used on each façade of the building.. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The site plan shows a 6,265 square foot one-story restaurant. Access is provided a collector street that on the north side of the property and S. H. 121 to the south. Cross access easements are provided with the adjacent properties. This site plan is in conformance to the approved preliminary site plan. Parking and landscaping are adequate.

The applicant has made a request for a Private Club (SUP2000-34) to allow the restaurant to serve alcoholic beverages in conjunction with the operation of the restaurant. To ensure the building is compatible with the other development along Preston Road, a percentage of natural stone should be incorporated into the approval of the Specific Use Permit. Staff recommends that a stipulation of 25 percent natural stone be incorporated in the approval.

The final plat dedicates the necessary easements for the proposed restaurant.

RECOMMENDATIONS:

Recommend for approval subject to:

Final Plat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department

Site Plan:

1. Staff approval of landscape and screening plans.
2. City Council approval of SUP 2000-34
3. The use of 25% natural stone on each façade of the building.

10. Public Hearing: Specific Use Permit SUP2000-35

DM Applicant(s): Briar Preston Ridge Partners, L.P. and Tin Star Management, LLC

A request for a Specific Use Permit for a Private Club on 0.1± acre located 500± feet south of Warren Parkway, 60± feet west of Preston Road. Zoned Planned Development-25. Neighborhood #35.

Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous. Doug Mousel, Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Hulsey moved to table this item until the October 10, 2000 Planning and Zoning Commission meeting and continue the Public Hearing. Commissioner Sanders seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The applicant's request included incorrect metes & bounds and exhibits for this site location. Staff requests that this item be tabled until the October 10, 2000 Planning and Zoning Commission meeting to allow time for re-notification of this case.

RECOMMENDATION:

Recommend that this item be table until the October 10, 2000 Planning and Zoning Commission Meeting.

11. Public Hearing: Specific Use Permit SUP2000-36

DM Applicant(s): Briar Preston Ridge Partners, L.P. and Cotton Patch Café, Inc.

A request for a Specific Use Permit for a Private Club on 0.1± acre located 475± feet north of Gaylord Parkway, 700± feet west of Preston Road. Zoned Planned Development-25. Neighborhood #35.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

This is a request for a Specific Use Permit for a Private Club to operate in conjunction with a restaurant. Cotton Patch Cafe is requesting the ability to serve alcoholic beverages at their proposed 4,502 square foot restaurant. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
East	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
South	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
West	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial

The Zoning Ordinance requires that a Private Club not be located within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or public park. No churches, public or parochial schools, hospitals, extended care facilities, or public parks are located within three hundred (300) feet of the front door of the proposed private club and restaurant.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?
The surrounding properties are being developed for retail and restaurant uses. Restaurants are normally found in retail developments. The proposed use is harmonious and compatible with existing and proposed uses.
2. Are the activities requested by the applicant normally associated with the requested use?
Alcoholic beverages are typically served at full service restaurants.
3. Is the nature of the use reasonable?
Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.
4. Has any impact on the surrounding area been mitigated?
The number of parking spaces provided on The Centre at Preston Ridge, Phase 1, Block A, Lot 6 will not support the development of a restaurant or private club. Parking provided on this lot was based on retail uses at the rate of one parking space per 200 square feet of gross floor area. A restaurant requires one parking space per 100 square feet of gross floor area while a restaurant with a private club requires one parking space per 75 square feet of gross floor area. The adjacent lot, Lot 4, has a surplus amount of parking. The applicant has submitted a replat of The Centre at Preston Ridge, Phase 1, Block A, Lot 4 to dedicate an off-site parking easement to Lot 6 to provide the parking required for operation of the restaurant and private club. Upon approval of the replat, adequate parking will be provided. In accordance with the Preston Road Overlay District, natural stone will constitute 20% of the elevation of the building in which the restaurant and private club are located.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the replat of The Centre at Preston Ridge, Phase 1, Block A, Lot 4 to dedicate an off-site parking easement to provide the parking required for operation of the restaurant and private club.

12. Public Hearing - Replat: The Centre at Preston Ridge, Phase 1, Block A, Lot 2

Applicant(s): Briar Preston Ridge Partners, Ltd.

Two retail buildings on one lot on 6.6± acres on the north side of Gaylord Parkway, 1,100± feet east of Preston Road. Zoned Planned Development-25. Neighborhood #35.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Ferguson moved to open the meeting for a Public Hearing. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The purpose of the replat is to dedicate fire lane and access easements along the east property line. The easements will provide the legal ability to traverse from Lot 2 to the adjacent property, The Centre at Preston Ridge, Phase 1, Block A, Lot 6.

RECOMMENDATION:

Recommended for approval as submitted.

13. Public Hearing - Replat: The Centre at Preston Ridge, Phase 1, Block A, Lot 4
DM

Applicant(s): Briar Preston Ridge Partners, Ltd.

20 retail buildings and 12 restaurants on one lot on 52.6± acres on the southwest corner of Warren Parkway and Preston Road. Zoned Planned Development-25. Neighborhood #35.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one else present to speak for or against the request, Commissioner Hamilton moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Sanders moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The number of parking spaces provided on The Centre at Preston Ridge, Phase 1, Block A, Lot 6 will not support the development of a restaurant or private club. Parking provided on this lot was based on retail uses at the rate of one parking space per 200 square feet of gross floor area. A restaurant requires one parking space per 100 square feet of gross floor area while a restaurant with a private club requires one parking space per 75 square feet of gross floor area. The adjacent lot, The Centre at Preston Ridge, Phase 1, Block A, Lot 4, has a surplus amount of parking. The purpose of the replat is to dedicate an off-site parking easement on Lot 4 to provide parking required for the operation of several restaurants and private clubs on Lot 6.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the Engineering plans as required by the Engineering Department.

14. Public Hearing: Zoning Case Z2000-44

SN Applicant(s): City of Frisco

Request to amend the Subdivision Ordinance regarding street length.

Commissioner Hulsey moved to open the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Scott Norris, Senior Planner requested this item remain on the table for further staff review.

Commissioner Hulsey moved to table to the October 10, 2000 Planning and Zoning Commission meeting and continue the Public Hearing. Commissioner Caplan seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

Staff requests that this item be tabled until the October 10, 2000 Planning and Zoning Commission Meeting.

RECOMMENDATION:

Recommended that this item be table until the October 10, 2000 Planning and Zoning Commission Meeting.

15. Public Hearing: Zoning Case Z2000-46

DM Applicant(s): Real Property Exchange, Gene McCutchin, and DRHI, Inc.

A request to rezone 147.2± acres on the north side of Main Street (F.M. 720), 850± feet west of Legacy Drive from Agricultural (50.7± acres), Single-Family-4 (33.5± acres), Commercial-2 (13.0± acres), and Industrial (50.0± acres) to Planned Development-Patio Home (46.0± acres) / Single-Family-5 (101.2± acres). Neighborhood #45. Tabled 8/29/00.

Commissioner Seifert moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Doug Mousel, Planner requested this item remain on the table for further staff review.

Commissioner Hulsey moved to table to the November 1, 2000 Planning and Zoning Commission meeting and continue the Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

Additional time is needed for the applicant to discuss the improvement of a drainage easement along the east side of this property with staff. The applicant is considering amending this request which may result in renotification. Staff requests that this item remain on the table until the October 10, 2000, Planning & Zoning Commission meeting.

RECOMMENDATION:

Recommended that this item remain on the table until the October 10, 2000, Planning & Zoning Commission meeting.

16. Public Hearing: Zoning Case Z2000-50

SN Applicant(s): Strawn Merchandise, Inc. and Hertz Rental Company

A request to rezone 2.5± acres from Agricultural to Highway on the north side of C.R. 112 at S.H. 121. Neighborhood #27.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Mike Peebles. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The applicants are requesting to rezone 2.5± acres from Agricultural to Highway to expand their equipment rental business. The rental facility is on property zoned Highway with Specific Use Permit-74 for Open Storage, which covers 3.1± acres to the east. The applicant has submitted a specific use permit request to expand the SUP-74 for outdoor storage with the business expansion.

ADJACENT ZONING AND LAND USES

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Agriculture	Retail
East	Commercial Nursery	Agriculture with and SUP for a commercial Nursery	Retail
South	City of Plano, Texas	Tollway Commercial and Tollway Employment	Tollway Corridor
West	Warehouse distribution for a masonry supply company	Agriculture	Retail

Conformance to the Comprehensive Plan

Future Land Use Plan – The Future Land Use Plan shows Retail for this property. The Comprehensive Plan specifies that Highway zoning is appropriate along SH 121. This zoning request complies with the Future Land Use Plan.

Thoroughfare Plan – The Thoroughfare Plan shows S. H. 121 as a regional arterial and County Road 112 as a collector.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not appear to identify floodplains and wetlands, soils, or sensitive habitats which are unsuitable for development in the area of this property.

Water and Sanitary Sewer Services - Water and sanitary sewer services are not extended to the property. However, the services are within reach of the development. The applicant will be required to work with adjacent property owners to extend both water and sanitary sewer.

Schools - The Frisco Independent School District has not acquired property for development of schools within one mile of this property. The closest school facility is an elementary school on the northwest corner of Coit Road and Jerome Trail.

Parks - The Parks Department has not acquired property in the area of the zoning request. The Parks Master Plan shows a hike and bike trail to be constructed along West Rowlett creek that is located 800± feet to the east.

RECOMMENDATION:

Recommended for approval as submitted.

17. Public Hearing: Specific Use Permit SUP2000-37

SN Applicant(s): Strawn Merchandise, Inc. and Hertz Rental Company

A request for a Specific Use Permit for Outside Storage on 2.5± acres on the north side of C.R. 112 at S.H. 121. Zoned Agricultural. Requested zoning is Highway. Neighborhood #27.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Commissioner Sanders moved to open the meeting for a Public Hearing. Commissioner Caplan seconded the Motion. Motion carried. Vote - unanimous.

Tracie Reveal was present and requested information regarding the living screen that has to be installed on this property. Scott Norris, Senior Planner addressed all questions. There being no one else present to speak for or against the request, Commissioner

Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Ferguson moved to approve the request subject to Staff Comments. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The applicant is requesting to expand SUP-74 for Open Storage by 2.5± acres for the expansion of their rental facility business. Specific Use Permit-74 now covers 3.1± acres to the east of the requested zoning and was in February of 2000. Specific Use Permit for Open Storage is allowed by SUP in the Highway District. The applicant has submitted a zoning request to expand the business. The approval of the Specific Use Permit is contingent on City Council approval of Zoning Case Z2000-50. The property is currently on the north side of C.R. 112. The property will be on the north side of SH 121 when TXDOT acquires the right-of-way.

ADJACENT ZONING AND LAND USES

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Agriculture	Retail
East	Commercial Nursery	Agriculture with and SUP for a commercial Nursery	Retail
South	City of Plano, Texas	Tollway Commercial and Tollway Employment	Tollway Corridor
West	Warehouse distribution for a masonry supply company	Agriculture	Retail

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses? Land uses envisioned for the S.H. 121 are intended to provide for a variety of office, retail, and service user for the purpose of creating a high quality mixture of land uses. Uses in the Highway district expected to provided service to a large trade area and be compatible with the future freeway section proposed for State Highway 121. The equipment rental facility is intended to provide a service to the construction industry in the northern portion of the metroplex.
2. Are the activities requested by the applicant normally associated with the requested use? Outside storage is typical of equipment rental facilities.
3. Is the nature of the use reasonable? Outside storage with screening is reasonable. Staff proposes evergreen conifer type trees to screen the equipment. These trees are fast growing in height and width. Staff recommends that all equipment be stored behind the screen, so as not to be visible from S.H. 121 and adjacent properties. This screening is shown around all of the open storage areas on the zoning exhibit.
4. Has any impact on the surrounding area been mitigated? The appearance of the site will be improved by installing a 30-foot wide landscape edge with trees and shrubs along the future S.H. 121 frontage. Evergreen trees will screen the outside storage of equipment and machinery.

The request meets all four criteria for a Specific Use Permit.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case Z2000-50
2. A thirty-foot (30') landscape edge shall be provided adjacent to and outside of the future S.H. 121 right-of-way. A minimum of one (1) three-inch (3") caliper tree per twenty-five (25') feet of linear frontage and a minimum of fifteen (15) five (5) gallon shrubs per twenty-five (25') feet of linear frontage shall be planted in the landscape edge.
3. Evergreen conifer type trees shall be planted in an offset pattern with a maximum spacing of eight (8') feet on-center on all sides of the storage area.

4. All equipment and other outdoor storage or displays shall be screened from the view of S.H. 121 and adjacent properties by the evergreen trees.
5. All landscaping shall be installed within one year from the date of City Council approval of the ordinance.

18. Public Hearing: Zoning Case Z2000-51

DM Applicant(s): City of Frisco

A request to amend the Comprehensive Zoning Ordinance regarding the regulation of personal property sale signs, balloons or other floating devices, and banner signs.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Scott Norris, Senior Planner and Doug Mousel, Planner answered question by the Commission. Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

As a result of the August 15, 2000, City Council meeting, at which the City Council received testimony from a local business owner opposed to the prohibition of balloons and other floating devices and at which the City Council discussed variations to the current regulations of personal property sale signs (garage sale signs), the Planning & Zoning Commission called a public hearing to amend the Comprehensive Zoning Ordinance regarding the regulation of personal property sale signs and balloons or other floating devices.

Personal Property Sale Signs

Since the City's sign regulations were updated, many people have perceived that the new sign regulations relating to personal property sale signs are more restrictive than previous sign regulations and that the new code eliminated a right that the old code allowed. This is incorrect. While the old sign code allowed signs on the lot of the sale only, the new code was changed to allow signs on the lots, as well as on any other private property, just not in the right-of-way. The biggest problems associated with garage sale signs are signs that are erected by homeowners and are not retrieved following their garage sale, and signs that are erected which block or impair visibility. Due to complaints on these issues, the City has increased their sign enforcement efforts. This misperception discussed above is caused by the increase in enforcement of the sign regulations which results in the removal of illegal signs.

At their August 15, meeting, the City Council discussed the use of standardized garage sale signs. These signs would identify the address of the sale while also serving as a directional sign. Although staff has identified a community which utilizes this type of sign and a sign company which manufactures garage sale sign kits, staff does not recommend the use of a standardized sign. Foremost, the use of standardized signs does not guarantee that other signs will not be illegally erected. In addition, the use of a standardized sign will consume valuable staff time to order, distribute, and sell the signs.

Staff recommends that the regulations pertaining to the placement of personal property sale signs remain unchanged. The current sign regulations allow for the placement of personal property sale signs on any private property with consent of the owner. As with any other sign, the signs must observe visibility requirements and shall not be placed in the right-of-way.

Balloons or Other Floating Devices

Following testimony from a local business owner opposed to the prohibition of balloons and other floating devices, the City Council discussed potential modifications to the sign code to permit "balloons" commonly used to draw attention to special events. The City Council suggested that these inflatable figures (i.e. gorillas, milk shakes, hot air balloons, etc.) be anchored to the ground (not on buildings or otherwise suspended) and permitted only for "Grand Opening" and "Now Hiring" events twice per year for two weeks. Staff also recommends that the inflatable figures not be located in required off-street parking or interfere with pedestrian or vehicular traffic

Banner Signs

Staff has received input from sign manufacturing companies that the maximum size of a banner sign is too small. The maximum size of a banner sign is 24 square feet. Staff reviewed the size of banner signs permitted by other area cities. The City of Coppell limits banner signs to 40 square feet. Several cities, including Plano and Carrollton, permit banner signs of any size. Staff recommends increasing the size of banner signs to 48 square feet.

RECOMMENDATION:

Recommended for approval as submitted. Underlines indicate the proposed changes and ~~strikethroughs~~ indicate deletions.

1.09 PROHIBITED SIGNS

- D. **Balloons or Other Floating Devices** - No person shall erect, maintain or permit the erection of any balloon or other floating device anchored to the ground, vehicle, structure, or any other fixed object for the purpose of advertising or drawing attention to a business, commodity, service, sale, or product, except as permitted in Section 1.13(B).

1.13 SIGNS REQUIRING A PERMIT IN NON-RESIDENTIAL ZONING DISTRICTS

Subject to issuance of a sign permit by the Building Official, the following types of signs are allowed in non-residential zoning districts based on the Comprehensive Zoning Ordinance:

B. BANNER SIGNS SPECIAL EVENT SIGNS

1. Definition(s) - A special event sign, commonly referred to as a banner sign, is a sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric, with the only purpose of such non-rigid material being for background. An inflatable sign constructed in accordance with the following conditions shall also be recognized as a special event sign.
2. Size -
 - a. Signs shall not exceed a total area of forty-eight (48) square feet.
 - b. No maximum for inflatable signs.
3. Location -
 - a. Banner signs shall be securely attached to the front, side, or rear of a building.
 - b. Inflatable signs shall be securely anchored to and not suspended from the ground.
4. Other Conditions -
 - a. A maximum of two (2) ~~banners~~ special event signs are permitted per calendar year per building. Each ~~banner~~ special event sign shall not be displayed for more than two (2) weeks.
 - b. The only wording contained on an inflatable sign shall be "Now Hiring" or "Grand Opening".
 - c. Inflatable signs shall not be located in required parking spaces and shall not interfere with pedestrian or vehicular traffic.

19. Public Hearing: Zoning Case Z2000-52

DM Applicant(s): City of Frisco

A request to amend the Comprehensive Zoning Ordinance regarding building height.

Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Doug Mousel, Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Caplan move to table this item to the October 10, 2000 Planning and Zoning Commission meeting and continue the Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

Staff requests that this item be tabled to the October 10, 2000, Planning & Zoning Commission meeting to allow staff additional time to research alternatives to the current building height requirements.

RECOMMENDATION:

Staff recommends that this item be tabled to the October 10, 2000, Planning & Zoning Commission meeting.

20. Public Hearing - Replat: Parkside Estates, Block A, Lots 5, 6, and 7

JW Applicant(s): Shaddock Developers, Ltd. and Paul Taylor Homes, Ltd.

Three Single Family-4 lots on 0.7± acres on the southwest corner of Benwick Drive and Radslow Drive. Zoned Single Family-4. Neighborhood #25.

Jeff Witt, Planner reviewed staff comments with the Commission. Commissioner Hamilton moved to open the meeting for a Public Hearing. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Hamilton moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The purpose of the replat is to move the west boundary line of Lots 5, 6, and 7 because of a property boundary dispute with the adjacent property owner. The applicant is currently in the process of deeding a small area located on the western boundary of the lots to the adjacent property owner.

RECOMMENDATION:

Recommended for approval subject to the transfer of ownership of the remaining portions of Lots 5, 6, and 7 prior to the filing of the replat.

21. Public Hearing-Replat & Site Plan: Stonebriar Mall Block A, Lots 5A & 5B
SN Applicant(s): General Growth and Jason's Deli Management, Inc

A restaurant on one lot on 1.0± acre on the north side of S.H. 121, 1,300± feet west of Preston Road. Zoned Planned Development-25 Business Center. Neighborhood #35.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Commissioner Ferguson moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The site plan shows 4,500 square foot one-story Jason's Deli restaurant on Lot 5B. Access is provided from cross access easements from the adjacent properties and the Mall Ring Road. Parking and landscaping are adequate

The purpose of the replat plat is to subdivide Lot 5 to create lots 5A and 5B. The plat will also dedicate the necessary easements for the development of the restaurant.

RECOMMENDATIONS:

Recommend for approval as follows:

Replat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department

Site Plan:

1. Staff approval of landscape and screening plans.

22. Public Hearing - Replat: Villages of Stonebriar Park

JW Applicant(s): Northcreek Properties, L.P.

127 Single Family (PD-30-Residential) lots on 76.4± acres on the south side of Warren Parkway, 2,200± feet east of Legacy Drive. Zoned Planned Development-30 and Planned Development-32. Neighborhood #34.

Jeff Witt, Planner reviewed staff comments with the Commission. Commissioner Hamilton moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Seifert moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Sanders moved to approve the request subject to Staff Comments. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The reason for this replat is to make the following revisions:

1. Lot 7, Block C – Add 5' wall maintenance easement to rear lot line
2. Lots 1 and 21, Block C – Change wall maintenance easement and utility easement along Seneca Drive to 10' width
3. Revise lot line adjoining lots 30, 31 and 32, Block A
4. Lot 30, Block A – Revise drainage and maintenance easement
5. Lots 1 and 18, Block B – Change utility and wall maintenance easement along Versailles Avenue to 10' width
6. Lots 1 and 54, Block D – Change wall maintenance easement and building line along Miramar Drive to 6' width
7. Lot 28, Block A – Move front yard indicator to Beverly Drive
8. Lot 26, Block A – Revise drainage and maintenance easement location
9. Change common lot line location between lots 12 and 13, Block D
10. Lot 5, Block B – Add 5' wall maintenance easement to rear lot line
11. Relocate transformer easements from: a) A location shared by Lots 8 and 9, Block D, to only Lot 8; b) A location shared by Lots 4 and 5, Block D, to only Lot 4
12. Revise boundary at south corner clip of Stonebriar Drive and Legacy Drive
13. Correct the spelling of Fairfax Drive

This replat will not increase the density of the subdivision.

RECOMMENDATION:

Recommended for approval as submitted.

23. Public Hearing - Replat and Final Plat: Heritage Lakes, Phase 1, Block F, DM Tract 1 and Heritage Lakes - Phase 3

Applicant(s): Heritage Lakes Joint Venture and Blackard Developments

33 Patio Home lots on 7.7± acres on the south side of Lebanon Road, 2,700± feet west of the Burlington Northern-Santa Fe Railroad and 72 Single-Family-5 lots and an open space lot on 44.9± acres on the southwest corner of Lebanon Road and the Burlington Northern-Santa Fe Railroad. Zoned Planned Development-80. Neighborhood #36.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Hamilton moved to open the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Chaz Fitzgerald. There being no one else present to speak for or against the request, Commissioner Ferguson moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - 5-1.

Voting aye: Commissioners Hulsey, Hamilton, Ferguson, Seifert and Sanders.

Voting nay: Commissioner Caplan.

REMARKS:

The final plat shows 33 Patio Home lots (Parcel One) and 72 Single-Family-5 lots (Parcel Two) to be developed to Planned Development-80 standards and an open space lot. Access is provided to Parcel One from Lebanon Road and

through Heritage Lakes - Phase 1 and 2. Access is provided to Parcel Two from Lebanon Road and through Heritage Lakes - Phase 1. Planned Development-80 requires all lots backing to open space to have rear yard fencing of wrought iron.

The purpose of the replat is to incorporate a portion of the previously platted open space tract into single-family lots to be platted as part of Heritage Lakes, Phase 3. The final plat and replat were denied at the September 5, 2000, City Council meeting by a vote of 3-2. Those City Council members supporting the motion to deny were concerned about the reduction in open space.

The concept plan approved as part of Planned Development-80 shows general locations of streets and lots. The concept plan also shows several proposed lakes. The concept plan and planned development standards make no references to open space other than requiring all lots backing to open space to have rear yard fencing of wrought iron. Because the development standards approved with Planned Development-80 do not regulate open space, the base zoning of the property dictates any open space requirements. The Patio Home district requires that 15% of the platted area of a Patio Home development be dedicated as open space. A total of 164 gross acres of Patio Home zoning are contained within Planned Development-80. Therefore, a total of 24.6 acres of open space is required with the development of Heritage Lakes.

The preliminary plat for Heritage Lakes was approved by the City Council on February 3, 1998. This plat showed a total of 38,394 acres dedicated as open space. Through the final platting and development of Heritage Lakes, open space has been dedicated or will be dedicated as follows -- Phase 1 (14,518 acres), Phase 2 (9,919 acres), and Phase 3 (15,264 acres), or 39,701 total acres. Although the replat reduces the amount of open space previously dedicated with Phase 1, the amount of open space provided within the Heritage Lakes development still exceeds the amount of open space shown on the preliminary plat by 1.3± acres and exceeds the amount of open space required by 15.1± acres.

The final plat of Heritage Lakes - Phase 3 shows 33 Patio Home lots and 72 Single-Family-5 lots, while the preliminary plat showed 32 Patio Home lots and 66 Single-Family-5 lots for the same areas. The lots conform to Planned Development-80 development standards and meet the minimum requirements of the Zoning Ordinance.

Strip of Land

The alignment of Lebanon Road was initially proposed to extend parallel to the northern boundary of Heritage Lakes. This alignment has changed to a curvilinear alignment creating a triangular shaped property to the northwest of Heritage Lakes - Phase 3. A small strip of land contained within this triangle is owned by the developer of Heritage Lakes and was planned as right-of-way for Lebanon Road. Staff has requested that the strip of land either be incorporated into the single-family lots within this plat or sold to the adjacent property owner to avoid a potential undeveloped and neglected strip of land. The applicant has submitted documentation to show their intent of conveying the land to the adjacent property owner. Because the strip of land is zoned Planned Development-80-Patio Home and the adjacent property is zoned Commercial-1, a zoning case must be submitted and the property rezoned to allow the development of non-residential uses. Staff recommends that final acceptance be subject to conveyance of this property from Heritage Lakes J.V. to Colony 275 J.V. to avoid a potential undeveloped and neglected strip of land.

Abandonment of Street Easement

A temporary street easement is shown within Parcel One. The easement was provided for temporary alley and street purposes for Heritage Lakes - Phase 2. The easement will not be needed following the construction of alleys and streets within Heritage Lakes - Phase 3 and must be abandoned prior to final acceptance of Phase 3.

Overlength Street

The subdivision ordinance states that streets shall not be more than 1,200 feet in length. The combined length of Peace Drive, Trust Lane, and Honor Drive exceeds the maximum street length by 400 feet. The City Council, after recommendation by the Planning and Zoning Commission, may authorize a variance to the subdivision ordinance provided that the Council finds:

1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of the subdivision ordinance would deprive the applicant of the reasonable use of his or her land.

There are no special circumstances or conditions that deprive the applicant from reasonable use of the land.

2. That the variance or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

Rather than designing Peace Drive and Honor Drive as two 600-foot cul-de-sacs, the applicant has provided a connection between the two streets, Trust Lane. Although the total length of the streets exceed the maximum street length and the variance is not needed for the preservation and enjoyment of a substantial property right,

traffic circulation is actually improved compared to the use of two cul-de-sacs. The variance would not be detrimental to the public health, safety or welfare or injurious to other property in the area.

3. That the granting of the variance or waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the subdivision ordinance.

The property is bordered by the Burlington Northern-Santa Fe Railroad to the east, open space to the north and south, and Heritage Lakes - Phase 1 to the west. The overlength street does not prevent the orderly subdivision of adjacent property.

Although there are no special circumstances or conditions that deprive the applicant from reasonable use of the land, due to the improved circulation, staff supports the variance for an overlength street.

Alley Waiver

Alleys do not serve the lots backing to open space. The concept plan for Planned Development-80 and the preliminary plat were approved with no alleys serving these lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Waiving the alley requirement for the lots will not interrupt solid waste collection patterns or create any circulation problems to these lots. Should lots be designed without lot to lot drainage, staff supports a waiver to the requirement for alleys.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Abandonment of the street easement within Parcel One.
3. Filing of all required off-site easements prior to final acceptance of Heritage Lakes - Phase 3.
4. Conveyance of the above referenced strip of land from Heritage Lakes J.V. to Colony 275 J.V prior to final acceptance.
5. City Engineer approval of a waiver to the requirement for alleys.
6. Staff approval of landscape and screening wall plans.

END OF PUBLIC HEARINGS

24. General Information

1. The Planning and Zoning meeting of October 31, 2000 has been rescheduled to **Wednesday**, October 25, 2000.
 2. John Lettelleir, Director of Planning to give an update to the Planning and Zoning Commission on the City Council meeting of September 19, 2000.
1. Item 24.1 was discussed at the beginning of the meeting, and the meeting date was changed to **November 1, 2000**.
 2. John Lettelleir, Director of Planning updated the Commission on the following subjects:
 - a. Documentation on the Preston Road Overlay District has been completed.
 - b. The APA had awarded The City of Frisco's Comprehensive Plan 1st Prize.
 - c. City Council had tabled the change to the Comprehensive Zoning Ordinance regarding the masonry requirements for Single Family residential construction.

25. Adjourn

There being no further business, Commissioner Caplan moved to adjourn the meeting at 8:25 p.m. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

BUDDY MINETT (Chairman)

JOHN FERGUSON (Secretary)